

AGENDA

BOARD OF ADJUSTMENT

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

DECEMBER 12, 2013

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Bussiculo, Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Minkoff,
Mr. Siburn, Mr. Sullivan, Mr. Delia and Mrs. Granholm

Mr. Bernstein, Board Attorney

Roll Call:

Adoption of Resolutions:

App. #23-13: Michael & Kristin Cacicedo, 21 Willow Way, Block 1005, Lot 3 (R-15 Zone)

Proposed principal addition results in Building Coverage being exceeded. As a result, relief is needed from Section 6.1.1B "Schedule of General Regulations." Also, existing nonconforming conditions are lot area, lot width and west side yard setback.

App. #24-13 Kim & Michael Vapenik, 96 Baker Avenue, Block 903, Lot 11 (R-15 Zone)

Proposed principal addition over existing garage does not comply with front yard setback requirements. The plan calls for sidewalks to be added and the existing driveway widened by 2'. As a result, "other coverage" would increase from 14.27% to 15.98% (vs. 10% allowed in the R-15 Zone) and "total lot coverage" from 34.10% to 35.80% (vs. 25% allowed). Relief is needed from Section 6.1.1B, "Schedule of General Regulations" and Section 8.1.1B.1 and 8.1.1B.2 "Nonconforming Buildings and Uses." Other existing nonconforming conditions are lot area, lot width, lot depth, shed location, shed size, driveway location, and fence location. "Building," "other," and "total lot" coverages are exceeded with existing conditions.

App. #25-13 David Warde, 12 Elm Place, Block 2901, Lot 1,76 (R-20 Zone)

Proposed residential storage shed 10' x 12' x 10' high would add 120 sq. ft. of "other" coverage to the existing nonconforming "other" coverage. The requested location of the shed (7.5' from the property line) does not conform to the required rear yard accessory setback of 15'. Relief is needed from Section 6.1.1B "Schedule of General Regulations" and Section 6.3.1B.4. "Permitted Accessory Uses" because the shed size of 120 sq. ft. exceeds the 100 sq. ft. allowed. Existing nonconforming issues pertaining to this property are lot area, principal front yard setback and existing "other" coverage.

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App. #14-13: The Lusardi Group, 50 Industrial Road, Block 1301, Lot 14.01 (LI Zone)

Applicant is seeking conditional use approval to park its tractor trailer moving trucks overnight at the rear of the property. Since the conditional use does not allow overnight parking, Zoning Board approval is required (Section 7.1.5.K.7. of the ordinance). The applicant is also proposing to create a parking area in the front yard for staff and customers which is not permitted in the LI Zone. The new parking area would result in "other coverage" and "combined coverage" limits being exceeded. Finally, the application includes a free-standing sign in the front yard (not permitted as per Section 5.4.3.).

Adoption of Minutes:

November 14, 2013

Adjournment:

Connie Valenti/Secretary